



## MEMORANDUM

TO: Historic or Design Review Board

FROM: Dan McKinney, Development Administrator

DATE: August 10, 2004

RE: Minutes from the August 9, 2004 Meeting.

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### **I. Roll Call**

The Historic or Design Review Board met at 4:30 p.m. August 9, 2004. Members present were Bush, Buss, Davis, Jones, Miller and Moody. The staff members present included McKinney.

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### **II. Unfinished Business**

#### **A. Approval of the July 12<sup>th</sup> 2004 minutes**

The Board approved the minutes from the July 12, 2004 meeting with revisions.

### **III. Design Review**

#### **A. 205 South Main Street Exterior Alterations**

##### **1. Staff Report**

Mr. McKinney stated that the proposed alterations to 205 South Main Street include a ramp, deck, extending the dormer roof element over the deck, exterior lighting, installation of a pole sign, and expanding the parking area. The majority of the exterior alterations are proposed to be constructed on the north side of the building.

##### **2. Subcommittee Report**

Ms. Buss stated that she preferred that the owner use a less course stucco on the exterior of the new alterations and consider using a less course stucco on the exterior of the entire building. She also indicated that careful attention needs to be made to where the parking area meets the edge of pavement.

Mr. Jones stated that there would be landscaping planted along the rear edge of the property to screen a wooden fence. He also indicated that the addition would only be visible from the street when looking southbound on Main Street towards the building.

### **3. Petitioner Presentation**

Mr. Kilpar stated that the owner was interested in covering the deck and ramp and that option would remain open with this design. In addition, he is investigating using a fiber-optic weave with the flag/signage to create a unique sign. In addition Mr Kilpar stated that they are proposing to grass pavers to construct the new parking surface with.

### **4. Public Comment**

None

### **5. Board Discussion and Recommendation**

Mr. Davis stated that this space would be ideal for the construction of a Beer Garden and that a large space such as the parking area could make the largest outdoor eating area in downtown Blacksburg. Using a grass paver could reduce stormwater and provide an attractive area for sit down eating. He also suggested that the ideal time to perform this construction is prior to the business opening when other renovations are occurring.

The Board discussed the sensitivety of the creek and the need to day light more of the creek and incorporate it into designs. The Board also discussed stormwater issues on this site and around Downtown.

Mr. Kilpar stated that an impoundment could be created to address some stormwater and also make a small pond feature on the site.

A motion was made and seconded to approve the application with the following recommendations:

- ☐ Use a pourous or grass paver for the parking surface.
- ☐ Provide careful attention to the nearby creek and how the edge of the parking will address the creek.
- ☐ Consider daylighting more of the creek through the property.

## **IV. Other Business**

### **A. Communication**

Ms. Moody asked if any progress has been made to improve communication between the HDRB, Council and the Housing Advisory Board.

Mr. McKinney stated that staff will inform the Chair and Vice Chair of the HDRB of times when council will consider items relating to the Roanoke / Lee Street Project and the Historic District.

Board members discussed the importance of design in the historic district and for affordable housing. The Board stated that both goals to provide affordable housing and protect historic structures can be met.

#### **B. Odd Fellows Hall**

Mr. Davis was selected by the Board to serve on a subcommittee that is looking into the use and possible restoration of the Odd Fellows Hall.

In addition, Ms. Moody stated that a presentation is being created concerning the Odd Fellows Hall that can be presented to the Board.

The Board asked that this be placed on their September agenda.

#### **C. Black House**

Mr. McKinney stated that the consultant, Archetype, has completed the measured drawings of the Black house and has begun creating preliminary schematics for different restoration alternatives. The consultant has also provided an updated restoration cost of over 1 million dollars to restore the house. This figure will be adjusted as the direction for the restoration is firmed up. Once staff receives the

#### **D. Neighborhood Conference**

Mr. McKinney indicated that the 2004 Virginia Statewide Neighborhood Conference is being held on October 8-9 in Blacksburg at the Donaldson Brown Conference Center. Registration for the Conference has just begun and he encouraged Board members to attend and to invite others to attend. More information can be gained from the Blacksburg Homepage that has a link to the conference registration.

#### **V. Public Address**

None

#### **VI. Adjourn.**

The meeting was adjourned at approximately 5:50 pm. The next meeting of the Historic or Design Review Board is scheduled for July 26<sup>th</sup>, 2004.